



# City of Loma Linda Official Report

Robert Ziprick, Chairman  
Stan Brauer, Vice Chairman  
Robert Christman, Board Member  
Floyd Petersen, Board Member  
Karen Hansberger, Board Member

CRA AGENDA: March 22, 2005  
TO: Agency Board Members  
VIA: Dennis R. Halloway, Executive Director *[Signature]*  
FROM: Pamela Byrnes-O'Camb, Secretary *[Signature]*  
SUBJECT: CRA Bill #R-2005-06 – Approving the Purchase Agreement and Joint Escrow Instructions for 10535-41 Poplar Street (APN 0283-134-02)

## RECOMMENDATION

It is recommended that the Agency Board adopt CRA Bill #R-2004-06.

## BACKGROUND

The Agency Board authorized its negotiators to consider offers for the purchase of properties within the Redevelopment Project Area. Poplar Street lies within the North Central Neighborhood of the Project Area.

The subject property is located on the east side of Poplar Street, and consists of a 15,000 square-foot lot with four units consisting of two 2-bedroom units (650 square feet) and two 1-bedroom units (550 square feet) that are occupied. The purchase price of \$399,000 has been accepted.

## ANALYSIS

Acquisition of the subject property will facilitate the Agency's affordable housing goals within the North Central Neighborhood.

## ENVIRONMENTAL

Not applicable.

## FINANCIAL IMPACT

Account Number 79-1800-8835 \$399,000

Attachment: Site Map  
CRA Bill #R-2005-06

## RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE LOMA LINDA REDEVELOPMENT AGENCY  
APPROVING AND AUTHORIZING THE EXECUTION OF AN  
AGREEMENT FOR THE ACQUISITION OF PROPERTY FROM  
MUHAMMAD FARHA

**WHEREAS**, the Loma Linda Redevelopment Agency (the "Agency") is engaged in activities necessary to carry out and implement the Redevelopment Plan for the Loma Linda Redevelopment Project (the "Redevelopment Project") and the merged redevelopment project area ("Project Area") established thereby; and

**WHEREAS**, in order to carry out and implement such Redevelopment Plan the Agency proposes to enter into that certain Purchase and Sale Agreement and Joint Escrow Instructions substantially in the form submitted herewith (the "Agreement") with Muhammad Farha, a single man (the "Owner") for the sale by Owner and the acquisition by Agency of certain property located at 10535-10541 Poplar Street, Loma Linda (the "Property"), all as more particularly set forth in the Agreement; and

**WHEREAS**, the Agency has duly considered the terms and conditions of the Agreement, and desires to approve the Agreement and authorize the acquisition of the Property by Agency under the terms of such Agreement; and

**WHEREAS**, the acquisition of the Property under the Agreement and the implementation of the Agreement will assist in the implementation of the Redevelopment Plan; and

**WHEREAS**, all actions required by all applicable law with respect to the proposed Agreement have been taken in an appropriate and timely manner; and

**WHEREAS**, the Agency has duly considered all of the terms and conditions of the proposed Agreement and believes that the Agreement and its implementation are in the best interests of the Agency as well as the City of Loma Linda and the health, safety, and welfare of its residents, and in accord with the public purposes and provisions of applicable state and local laws and requirements.

**NOW, THEREFORE, BE IT RESOLVED** by the Loma Linda Redevelopment Agency as follows:

1. The Agency hereby approves the Agreement and authorizes and directs the Executive Director of the Agency to execute the Agreement on behalf of the Agency, and to execute the deed acceptance thereunder on behalf of the Agency.

2. The Agency additionally authorizes the Executive Director to take such actions as are necessary or convenient to comply with any applicable relocation requirements or enactments. The Executive Director of the Agency, or his designee, is authorized to implement the Agreement and take all further actions and execute all escrow documents and other documents which are necessary or appropriate to carry out the Agreement.

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3. The Agency authorizes and approves the payment of such moneys and provision of other consideration as are provided for under the Agreement.

4. The Agency Secretary shall certify to the adoption of this Resolution.

The foregoing Resolution is hereby approved this 22nd day of March 2005 by the following vote:

Ayes:

Noes:

Abstain:

Absent:

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Robert Ziprick, Chairman

ATTEST:

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Pamela Byrnes-O'Camb, Secretary

## Plat Map

Borrower/Client	NA			
Property Address	10535 Poplar Street			
City	Loma Linda	County	San Bernardino	State CA Zip Code 92354-1900
Lender	City of Loma Linda			

